



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150

Tel: (617) 466 - 4180 \* Fax: (617) 466 - 4195

*Ned Keefe, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenaault, Member*  
*Joseph Mahoney, Associate*  
*Anthony Quiles, Associate*

**NOTICE OF HEARING**  
**Case No. 2005-46B**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals with reference to the Application of

**Demoulas Super Market, Inc.**

For a **Special Permit** seeking approval for modifications to the approved Special Permit dated July 3, 2006 for the redevelopment of the Mystic Mall at the premises known and numbered:

**160 - 162 - 170 Everett Avenue**

Where the Petitioner seeks to modify the approved project and plan for an increase in the size of the proposed Market Basket building from 110,018 square feet to 128,441 square feet to accommodate additional storage area and other changes to the building and site.

Interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Department of Planning & Development, 500 Broadway, Room 101, Chelsea, MA.

Publication in the Chelsea Record June 7, 2007 and June 14, 2007

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**NOTICE OF HEARING**  
**Case No. 2007-13**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals, with reference to the Application of:

**Zappa Realty Trust**

For a **Special Permit** seeking approval for the establishment by 286-290 Broadway LLC for use of premises as a furniture store, dollar items and merchandise sold at retail to the public at large d/b/a BD's Discount at the premises known and numbered:

**296-300 Broadway**

Pursuant to Section 3.1.3 (Table of Uses) of the City of Chelsea Zoning Ordinance, the use has been classified as 'retail services not specifically set forth' and so requires a Special Permit in the Retail Business District.

All interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2007 - 14**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals, with reference to the Application of:

**Rafael A. Yax**

For a **Variance** for the issuance of a Building Permit seeking to convert a single family residence into a two (2) family dwelling, at the premises known and numbered:

**18 Parker Street**

Pursuant to Section 4.1.3 of the Chelsea Zoning Ordinance, the Petition conflicts with the minimum lot area requirement (Required 7,500 square feet, Proposed 5,300 square feet), and number of off-street parking spaces (Required 4, Proposed 2) and so the proposed conversion shall not be completed unless the Zoning Board of Appeals grants a Variance from the specific requirements, in accord with Section 9.2.3.

All interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2007-15**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals, with reference to the Application of:

**Raul Alarcon**

For a **Variance** for the issuance of a Building Permit seeking to convert an existing two (2) family residence into a three (3) family dwelling, useable open space of 500 square feet and parking at the premises known and numbered:

**55 Spencer Avenue**

Pursuant to Section 4.1.3 of the Chelsea Zoning Ordinance, the Petition conflicts with the minimum lot area requirement (Required 10,500 square feet, Proposed 6,250 square feet), usable open space (Required 900 square feet, Proposed 500 square feet), and off street parking, therefore, the proposed conversion shall not be completed unless the Zoning Board of Appeals grants a Variance from the specific requirements, in accord with Section 9.2.3.

All interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2007 - 16**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals, with reference to the Application of:

**ROCA Pallin Youth Center**

For a Variance for the request of a building permit to construct a parking lot and relief from certain dimensional and layout requirements at the premises known and numbered:

**31-45 Ellsworth Street**

Pursuant to Section 5.1 of the City of Chelsea Zoning Ordinance sets forth regulations for the establishment of off street parking areas.

Pursuant to Section 5.1.3 of the City of Chelsea Zoning Ordinance outdoor parking spaces are not allowed within five (5) feet of any side or rear lot line.

All interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2007 - 17**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals, with reference to the Application of:

**Michael Indelicato**

For a **Special Permit** seeking approval for the establishment of an Art Studio with vehicles parking within an existing six (6) unit garage structure, at the premises known and numbered:

**51 Library Street**

Pursuant to Section 3.3.2 of the City of Chelsea Zoning Ordinance, the Zoning Board of Appeals may grant a special permit to change a non conforming use from the alarm monitoring use to an artist work only studio use, if it determines that such change shall not be more detrimental to the neighborhood than the existing non conforming use.

All interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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**NOTICE OF HEARING**  
**Case No. 2007 - 18**

On **Tuesday, June 26, 2007** at 6:00 P.M., a Public Hearing will be held at Chelsea City Hall, 500 Broadway Chelsea, MA in Room 102, by the Zoning Board of Appeals, with reference to the Application of:

**Olga and Ramon Abad**

For a **Special Permit and Variance** seeking approval by to subdivide the property into two (2) lots each with a commercial unit where Lot C to will continue as Olga's Furniture and Lot D to be used by Christopher Kokoras Insurance Agency, at the premises known and numbered:

**682 Broadway**

Pursuant to Section 4.13 of the City of Chelsea Zoning Ordinance, your proposed subdivision is subject to compliance with the dimensional standards set forth by the current City of Chelsea Zoning Ordinance, where the Minimum Lot Area is 5,000 (Existing 6,090SF, Proposed Lot C 3,349SF, Lot D 2,740SF), Minimum Lot Frontage is 40 feet (Existing 60 feet, Proposed Lot C is 33 feet, Proposed Lot D is 27 feet), and other dimensional and parking nonconformities as detailed in the plans. The Zoning Board of Appeals may grant a Variance from such requirements in accord with Section 9.2.3.

Pursuant to Section 3.3.2 of the City of Chelsea Zoning Ordinance, the Zoning Board of Appeals may grant a special permit to change a non conforming use from a furniture use to an insurance office, if it determines that such change shall not be more detrimental to the neighborhood than the existing non conforming use in the Residence 3 Zoning District.

All interested persons should attend the hearing or provide written comment to the Board. A copy of the application and petition is available for review at the Office of the City Clerk, 500 Broadway, Room 209, Chelsea, MA.

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